

## ABSTRACT

A method and apparatus are provided for a communications network accessible hosted system that generates real estate commission revenues and processes self-service rebate coupons for principals in a real estate purchase transaction without a licensed real estate agent being physically present. Home sellers can list their properties with a host of the present invention at no upfront cost. The host allows homebuyers to research properties that meet their selection criteria. In a preferred embodiment, the present invention provides network access to hosted databases and matching services based on homebuyer needs, including ranked listing inventory, and generates custom coupons or registers pre-printed coupons for selected properties. The coupons are accepted by the seller and certify the host as the referring party. If a sale results, the host earns a commission from the home seller, while the homebuyer earns a rebate from the host.